IN OR 2224/1605
2003 MERT DW/MH
ESMT PT OR 1861/825

WADDELL STEVE A
44128 MAPLEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

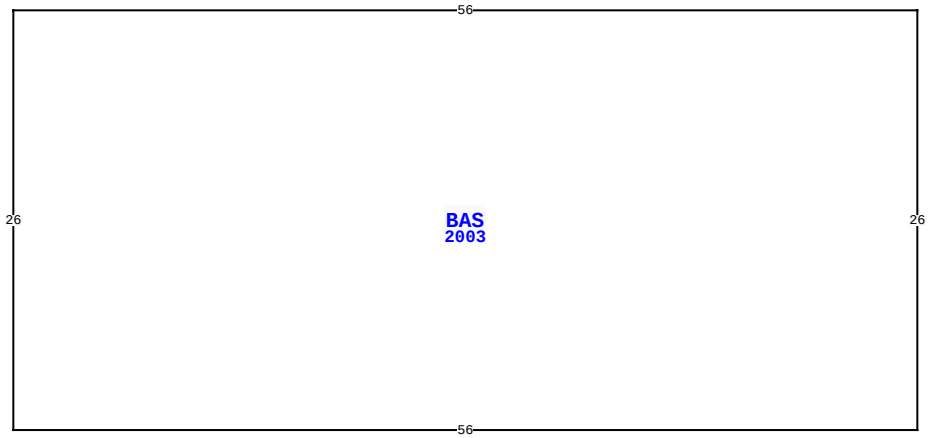
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2003	1,456	111,392
TOTALS	1,456			1,456	111,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	140.6400	119.54	174,050	2003	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2019 Heated Area: 1456 HX Base Yr 2019



44128 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		156,392
SOH/AGL Deduction		63,231
ASSESSED VALUE		93,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,439
TOTAL JUST VALUE		156,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6896	H/AC	0	03/01/2003
P6547	NEW CONSTR	0	03/01/2003
MH94420	MH MOVE-ON	8,500	03/01/1994
3381	N/A	6,500	05/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1605	9/14/2018	WD	Q	I	02	110,000
GRANTOR: BOOTH CECIL E						
GRANTEE: WADDELL STEVE A						
2044/1556	4/29/2016	WD	Q	I	01	97,000
GRANTOR: HETZ LANCE M & ASHLEY						
GRANTEE: BOOTH CECIL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S26 E56 N26 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0009	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/05/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS